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A RESOLUTION OF WELLINGTON, FLORIDA'S COUNCIL, FOR A MASTER PLAN AMENDMENT REPEALING AND REPLACING THE WELLINGTON PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN IN ITS ENTIRETY TO PROVIDE AN UPDATED MASTER PLAN WITH ALL CURRENT APPROVALS AND SITE CONDITIONS; PROVIDING A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Council, as the governing body of Wellington, Florida, pursuant to the authority in Chapter 163 and Chapter 166, Florida Statutes, and the Land Development Regulations (LDR) is authorized and empowered to consider petitions related to zoning and development orders; and

WHEREAS, the notice and hearing requirements, as provided in Article 5 of the LDR, as adopted by Wellington, have been satisfied; and

WHEREAS, the Wellington Planned Unit Development (PUD) Master Plan was originally approved by Palm Beach County in 1972 to allow development of more than 7,300 acres of residential, commercial, parks, civic sites, and open space; and

WHEREAS, the current Wellington PUD Master Plan has been modified over the years to include amendments to, but not limited to, the number of residential dwelling units, unit types, uses, and access points. With all the amendments over a 50-year span, the original format has become difficult to read the current master plan. The proposed master plan is intended to provide an updated look, include all approvals of the current Wellington PUD Master Plan, and reflect current site conditions; and

WHEREAS, the Planning, Zoning and Adjustment Board, sitting as the Local Planning Agency, after notice and public hearing on September 13, 2022, recommended approval of the Wellington PUD Master Plan with a ____ to ____ vote; and

WHEREAS, the Council has taken the recommendations from the Local Planning Agency, Wellington staff and the comments from the public into consideration for the proposed Master Plan Amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF WELLINGTON,
FLORIDA, THAT:**

SECTION 1. The Wellington Planned Unit Development (PUD) Master Plan is hereby approved as illustrated in Exhibit A. All pod specific conditions of approval shall be as stated in any prior resolutions approved by Palm Beach County or Wellington for the Wellington PUD Master Plan.

SECTION 2: Should any section, paragraph, sentence, clause, or phrase of this resolution conflict with any section, paragraph, clause or phrase of any prior Wellington ordinance, resolution, or municipal code provision, then in that event the provisions of this resolution shall prevail to the extent of such conflict.

SECTION 3. Should any section, paragraph, sentence, clause, or phase of this resolution be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this resolution as a whole, or any portion of part thereof, other than the part so declared to be invalid.

SECTION 4: This resolution shall become effective upon approval.

PASSED AND ADOPTED this ____ day of _____, 2022.

WELLINGTON

BY: _____
Anne Gerwig, Mayor

ATTEST:

BY: _____
Chevelle Addie, Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
Laurie Cohen, Village Attorney